

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **San Mateo County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$33,302,710**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	99.62 %	96.14 %	19	96.45 %	79	76	
% of Funds Disbursed	98.34 %	88.33 %	4	87.93 %	94	92	
Leveraging Ratio for Rental Activities	11.37	5.75	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.42 %	77.35 %	39	83.38 %	33	30	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.25 %	70.06 %	20	70.15 %	90	84	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.62 %	78.42 %	41	80.67 %	55	53	
% of 0-30% AMI Renters to All Renters***	49.13 %	39.86 %	35	45.30 %	59	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.25 %	92.91 %	46	95.32 %	44	43	
Overall Ranking:			In State:	11 / 92	Nationally:	84 83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,968	\$34,639		\$26,635	572 Units	83.50 %	
Homebuyer Unit	\$53,458	\$20,710		\$14,938	62 Units	9.10 %	
Homeowner-Rehab Unit	\$0	\$27,349		\$20,675	0 Units	0.00 %	
TBRA Unit	\$3,089	\$2,736		\$3,216	51 Units	7.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Mateo County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$186,556	\$216,684	\$0
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	0.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	33.4	16.1	0.0	0.0	Single/Non-Elderly:	32.9	21.0	0.0	0.0
Black/African American:	19.0	19.4	0.0	0.0	Elderly:	22.2	6.5	0.0	0.0
Asian:	2.0	14.5	0.0	0.0	Related/Single Parent:	20.2	21.0	0.0	0.0
American Indian/Alaska Native:	0.5	1.6	0.0	0.0	Related/Two Parent:	19.7	48.4	0.0	0.0
Native Hawaiian/Pacific Islander:	1.1	0.0	0.0	0.0	Other:	4.3	3.2	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0					
Asian and White:	0.0	1.6	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.6	0.0	0.0					
Asian/Pacific Islander:	9.6	3.2	0.0	0.0					
ETHNICITY:									
Hispanic	34.3	41.9	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	45.3	21.0	0.0	0.0	Section 8:	14.9	0.0 [#]		
2 Persons:	20.4	12.9	0.0	0.0	HOME TBRA:	1.1			
3 Persons:	13.7	12.9	0.0	0.0	Other:	12.6			
4 Persons:	10.8	25.8	0.0	0.0	No Assistance:	71.4			
5 Persons:	6.4	14.5	0.0	0.0					
6 Persons:	2.0	9.7	0.0	0.0					
7 Persons:	1.2	3.2	0.0	0.0					
8 or more Persons:	0.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				58

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Mateo County Consortium

State: CA

Group Rank: 84
 (Percentile)

State Rank: 11 / 92 PJs

Overall Rank: 83
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	88.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	89.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.25	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.33	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3